

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
March 2, 2016**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:40 p.m. Recording Secretary Kathy Pfister took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Lisa Schmidt	-Present
Bernita Berger, Secretary	-Absent	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Earl Schmitt	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the February 3, 2016 regular meeting were reviewed. Vice President Schroeder made a motion to approve the minutes as mailed. Randy Mehringer seconded it. Motion carried 10-0.

STATEMENT

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of New Brighton Properties, LLC for secondary approval of a proposed plat, Paradise Place Second Addition, a subdivision in the City of Jasper, Dubois County, Indiana and all necessary street and sewer profiles thereof

Pat Lottes made a motion to table the public hearing. Nick Brames seconded it. Motion carried 10-0.

Edwin and Bernadette Pfeiffer – Lot of Record

Randy Mehringer made a motion to table the Lot of Record request. Dan Buck seconded it. Motion carried 10-0.

NEW BUSINESS

Approval of Memorandum for Executive Session

Dan Buck made a motion to approve the December 2, 2015 Executive Session memorandum. Pat Lottes seconded it. Motion carried 10-0.

30th Street PUD

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of the 30th Street PUD developer, to present a primary plan for the 30th Street PUD project. A site plan was displayed. Kerstiens Development, owner of 13 acres of land, intends to build a multi-family complex. Four townhouses would be built on the west side of the property, which has a tree-lined buffer between the property and the nearby residents. Eight two-story buildings in the center of the property would each have four one-bedroom and four two-bedroom units. Four three-story buildings on the east side would each have a townhouse and a one-bedroom unit. There would be a total of 148 units with approximately 300 parking spaces and four acres of green space. A road extension at 32nd Street will lead east to a cul-de-sac that will have street extensions on the cul-de-sac's east and south side. There will also be an ingress/egress that will run south of the property to 30th Street. The plan also includes a dog park, a community center, shelter house and café. This project will be a phased construction, starting with the east side.

Comments from the board were discussed in detail. After discussion, Vice President Schroeder made a motion to proceed with the plan. Earl Schmitt seconded it. Motion carried 10-0.

Petition of Michael and Sherry Stork (as owners) for primary approval of a proposed plat, Stork Estates, a subdivision in the City of Jasper and Bainbridge and Madison Civil Townships, Dubois County, Indiana. The subject property is partially within the corporation limits of the City of Jasper, Indiana, and partially within the jurisdictional limits of the City of Jasper, Indiana. The subject property is currently going through the annexation process to be completely within the corporation limits of the City of Jasper, Indiana

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Mike and Sherry Stork to request primary approval of a two-lot subdivision, Stork Estates, located south of the Stork property at 439 N 400 W. The proposed plat was displayed, which showed a portion of the property outside of the City's jurisdiction. Mr. Eckerle said that both lots will be petitioned for annexation.

Discussion followed. With no remonstrators present, Pat Lottes made a motion to grant primary approval of Stork Estates, consisting of two lots. Nick Brames seconded it. Motion carried 10-0.

Heichelbech Family – Modification to the Subdivision Control Ordinance

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Stan Heichelbech and his family, owners of three tracts of land located on 450 West. The Heichelbech family is requesting approval for a modification from Section 17.04.110 of the Subdivision Control Ordinance, which states that the platting process may be waived for up to four lots if all infrastructure is in place and the lots can meet all zoning regulations.

Discussion followed. City Engineer Hurm inquired whether or not the small parcel as presented would be combined with the house into a larger parcel. Attorney Kabrick said a new legal description would be required to show the property as one lot.

City Engineer Hurm made a motion to allow the modification, contingent upon septic approval on the lots and dedication of a 30-foot right-of-way on each side of the centerline. Vice President Schroeder seconded it. Motion carried 10-0.

Update on Unified Development Ordinance (UDO)

Community Development and Planning Director Darla Blazey updated the board on the process with Ratio Architects regarding the Unified Development Ordinance (UDO). Ms. Blazey said the steering committee continues to meet and the next meeting will be on March 18, 2016 at 8:00 a.m. at City Hall to review the chapters. Ms. Blazey reiterated that this is a public meeting; anyone is invited to attend.

Forest Park High School Students

President Lorey acknowledged and welcomed several senior students present from Forest Park High School that attended the meeting to receive credit in their Government class.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Earl Schmitt. Motion carried 10-0, and the meeting was adjourned at 8:56 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister